

**- PRELIMINARY PLAT -
MILAM COUNTY, TEXAS**

CALLED 51-8/10 ACRES
SECOND TRACT
EVELYN N. SELPH AND
WANDA J. MERRIWETHER
TO
MONICA WILLIAMS AND
MARLA SAMOHEYL
JULY 7, 2011
VOLUME 1155, PAGE 142

**W. WALKER SURVEY
A-64**

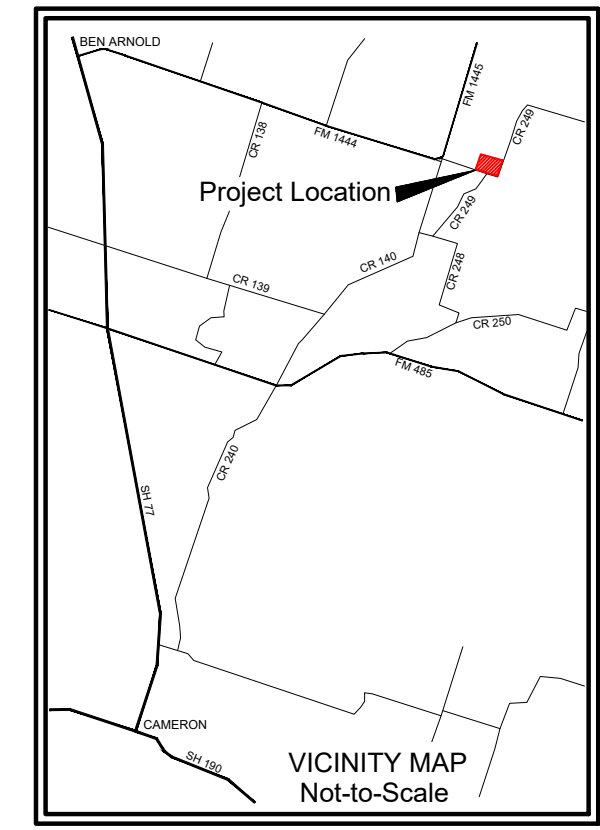
CALLED 50 ACRES
WILLIE A. SCHILLER
TO
DOROTHY M. SKALA
MARCH 5, 2014
VOLUME 1221, PAGE 292

CALLED 50.8 ACRES
ALVIN L. DODD AND WIFE,
SHIRLEY JO DODD
TO
BARNIE OTIS HENDERSON, JR.
AND WIFE, ANNABELLE HENDERSON
MARCH 17, 1977
VOLUME 435, PAGE 25

CALLED 1448.67 ACRES
HARRY HOLMES, II,
INDEPENDENT EXECUTOR
OF THE ESTATE OF
THOMAS J. HOLMES, SR.
TO
PETE A. SCARMARDO AND WIFE,
JO NETA SCARMARDO
APRIL 9, 2007
VOLUME 1040, PAGE 482

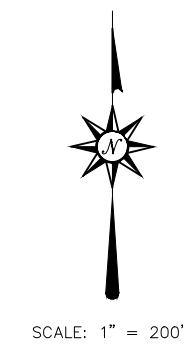
CALLED 125.70 ACRES
HARRY DON SKAGGS AND WIFE,
RAE ANN SKAGGS
TO
TANGLEWOOD RESORT
PROPERTIES INC.
SEPTEMBER 30, 2021
DOCUMENT NO. 2021-4640

CALLED 76.133 ACRES
T.S. YAGER, ET AL.
TO
THOMAS ACOSTA, JR. AND WIFE,
LINDA SUSAN ACOSTA
SEPTEMBER 23, 1993
VOLUME 681, PAGE 380



LINE	BEARING	DISTANCE
L1	S 16°44'00" W	237.13'
L2	N 16°44'00" E	238.07'
L3	S 16°44'00" W	158.40'
L4	N 16°44'00" E	158.40'
L5	S 16°44'00" W	158.40'
L6	N 16°44'00" E	158.40'
L7	S 16°44'00" W	158.40'
L8	N 16°44'00" E	274.03'
L9	N 73°02'32" W	50.00'
L10	S 16°44'00" W	50.00'
L11	N 16°44'00" E	384.12'
L12	N 73°02'32" W	132.67'
L13	S 73°21'59" E	252.44'
L14	N 73°02'32" W	192.06'
L15	S 73°21'59" E	192.06'
L16	S 73°21'59" E	244.32'
L17	N 73°02'32" W	132.48'
L18	S 16°44'00" W	380.83'
L19	N 73°02'32" W	248.64'
L20	S 16°44'00" W	350.83'
L21	S 73°02'27" W	4.08'
L22	N 73°02'32" W	310.41'
L23	S 16°44'00" W	350.83'
L24	S 73°02'32" W	310.41'
L25	S 16°44'00" W	350.34'
L26	N 73°13'24" W	310.41'
L27	N 16°44'00" E	351.32'
L28	S 16°44'00" W	349.55'
L29	N 73°13'24" W	248.64'
L30	N 73°13'24" W	182.90'
L31	S 73°21'59" E	182.90'
L32	S 73°21'59" E	182.72'
L33	N 73°13'24" W	182.72'
L34	S 73°21'59" E	182.51'
L35	S 61°14'30" W	89.78'
L36	N 73°13'24" W	126.16'
L37	N 16°44'00" E	160.79'
L38	S 15°59'20" W	157.71'
L39	N 16°44'00" E	164.17'
L40	S 15°59'20" W	167.27'
L41	N 16°44'00" E	160.48'
L42	S 15°59'20" W	160.49'
L43	N 16°16'02" E	160.91'
L44	S 15°59'20" W	160.92'
L45	S 55°33'19" E	98.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	314.16'	60.00'	N 16°57'26" E	300°00'00"
C2	60.00'	157.08'	115.91'	N 58°02'32" W	150°00'00"
C3	60.00'	157.08'	115.91'	S 88°02'32" E	150°00'00"



- NOTES:**
- ACCORDING TO F.E.M.A. FLOOD MAP SERVICE CENTER, THE PROPERTY SHOWN HEREON HAS NO DIGITAL DATA AVAILABLE.
 - THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT. (TEXAS CENTRAL ZONE - NAD 83).
 - ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED (JDS 10194118)
 - 1/2 IRON ROD SET WITH PLASTIC CAP STAMPED (JDS 10194118) AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 47.842 ACRES.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) APPROVED BY TXDOT ON STATE ROADS OR THE COMMISSIONER IN WHOSE PRECINCT THE PROPOSED SUBDIVISION IS LOCATED OF MILAM COUNTY. (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE MILAM COUNTY SUBDIVISION REGULATIONS.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MILAM COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY MILAM COUNTY.
 - NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL MILAM COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS HAVE BEEN SATISFIED.
 - TWENTY FOOT (20') WIDE UTILITY EASEMENT ALONG LOT LINE THAT SHARE A COMMON LINE WITH A ROAD.

Whitley 20 Cameron Acres, LLC, by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that Milam County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless Whitley 20 Cameron Acres, LLC and/or the CAMERON ACRES Homeowners Association has improved the roadways to the then current standards required by Milam County and the roads have been accepted for maintenance by formal, written action of the County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Whitley 20 Cameron Acres, LLC and all future owners of property within this Subdivision shall look solely to the CAMERON ACRES Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

OWNER'S STATEMENT:
Whitley 20 Cameron Acres, LLC is the owner of called acre tract shown hereon and does accept this as its Plan for subdivision, and does dedicate to the public forever the streets, alleys, and easements as shown.

NOTARY PUBLIC STATE OF TEXAS
Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared _____, known to me to be the owner of the called xxx acre tract shown hereon, and acknowledged to me that he executed this the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ day of _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME

LEGAL DESCRIPTION:
Subdivision of a called 49.95 acres as described in a deed from Larry Patrick and Lisa Patrick to Whitley 20 Cameron Acres, LLC, dated March 30, 2022 and recorded in Document No. 2022-1517 of the Official Records of Milam County, Texas.

- 19 TOTAL LOTS - 46.111 ACRES
1 LOT LARGER THAN 5.000 ACRES AND SMALLER THAN 10.000 ACRES.
18 LOTS 2.000 ACRES OR LARGER UP TO 5.000 ACRES.
1.735 ACRES WITHIN PROPOSED 60' ROAD.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

OWNER/DEVELOPER:
WHITLEY 20 CAMERON ACRES, LLC

SURVEYOR:
JDS SURVEYING INC.
159 W. MAIN ST.
VAN, TEXAS 75790
JACE D. SCARBROUGH,
R.P.L.S. 6789
(903) 963-2333
TBPLS FIRM REGISTRATION
NO. 10194118

ENGINEER:
K.E. KEVIN WARE, PE, REM, OEP
500 MOSELEY ROAD
CROSS ROADS, TEXAS 76227
(940) 387-0805
TEXAS BOARD OF ENGINEERING #F-12214

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of November, 2022.
GIVEN UNDER MY HAND & SEAL, this the 21st day of December, 2022.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
JACE D. SCARBROUGH - R.P.L.S. No. 6289

PLAT RECORDED IN: Cabinet _____ Slide _____ of the Plat Records of Milam County, Texas.

Recorded the _____ day of _____, 20____

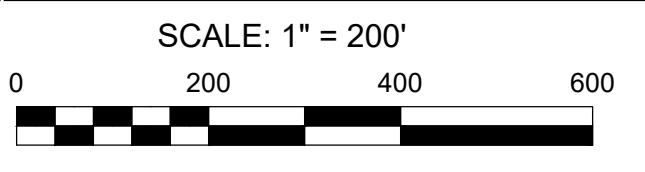
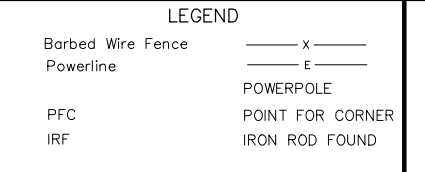
COUNTY CLERK
MILAM COUNTY, TEXAS

I, _____, County Judge of Milam County, Texas, do hereby certify that the foregoing plat was approved and accepted for recording by the Commissioners Court of said County on the _____ day of _____, 20____, as shown by order of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE, This _____ day of _____, 20____

PRELIMINARY

COUNTY JUDGE
MILAM COUNTY, TEXAS



**PRELIMINARY PLAT
CAMERON ACRES SUBDIVISION
WILLIAM WALKER SURVEY, A-64
MILAM COUNTY, TEXAS**

JDS SURVEYING, INC.
WWW.JDSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: DP	REF: SPILLERS
DATE: 12-21-2022	FILE NO: 3085.DWG